
Department Policy:

For outbuildings, sheds, swimming pools, decks, and remodeling or building additions which affect less than 25% of the total gross area, a POWTS evaluation will be conducted to insure the existing POWTS is operating properly and to insure that minimum setback distances are being maintained to the existing POWTS.

An increase in wastewater load occurs when the remodeling or building addition creates an increase in the number of bedrooms, or the square footage of the remodeling or building addition exceeds 25% of the existing structures square footage. If an increase in wastewater load occurs, a thorough evaluation of the existing POWTS, including soil tests, verification of septic tank capacity, identification of a replacement system area, etc. may become necessary.

When building additions or remodeling occurs in phases, the "Total Gross Area" will be cumulative for improvements made after September 1, 1989.

Please contact the Environmental Health Division for rules concerning POWTS evaluations for public buildings that are served by a POWTS, or for the reconstruction of a structure that has been damaged by fire, wind, or other manmade or natural disaster.

An application, appropriate fees, description of the proposed improvement and plans must be submitted to the Waukesha County Environmental Health Division before a PSE evaluation will be conducted.

Preliminary Site Evaluation (PSE)



Applicable to Properties Served
by a Private Onsite Wastewater
Treatment System (POWTS)

To discuss proposed building additions, remodeling plans or proposed improvements to the property, please contact the Waukesha County Environmental Health Division staff at 262-896-8300 between the hours of 8:00 am - 4:30 pm Monday thru Friday.

Waukesha County
Department of Parks and Land Use
Division of Environmental Health
1320 Pewaukee Road, Room 260
Waukesha, WI 53188-3868

This pamphlet is intended to briefly explain this Department's policy pertaining to Preliminary Site Evaluations of structures served by a Private Onsite Wastewater Treatment System. (POWTS)

On April 24, 1978, Wisconsin State Statutes 66.036 was enacted requiring a property owner to obtain a sanitary permit prior to the issuance of a building permit for proposed buildings which would be served by a POWTS. Also enacted were rules prohibiting the issuance of a building permit for the construction of a structure on a property served by a POWTS until it is shown that the proposed improvement would not interfere with the existing, functioning POWTS.

In November 1981, this Department adopted a policy to review building improvements on structures served by POWTS prior to the issuance of a building permit.

On July 1, 2000, a major revision to COMM 83 Wisconsin Administrative Code (WAC) was implemented. Under the provisions of COMM 83, administrative rules address POWTS systems for new construction, construction affecting wastewater flow, setback distances and evaluation of existing POWTS. The evaluation of existing POWTS prior to the issuance of a building and/or zoning permit is performed by the Environmental Health Division to insure the existing POWTS complies with COMM 83 Wisconsin Administrative Code provisions.

Effective January 1, 1994, the Waukesha County Department of Parks and Land Use has initiated a fee to help offset costs associated with the PSE program. The fee schedule is as follows:

<u>Improvement Type:</u>	<u>Fee:</u>
Swimming Pool, Outbuilding, Wood or Concrete Deck, Pole Building, Barn, Shed	\$20.00
Building Addition and/or Remodeling affecting <25% Total Gross Area*	\$30.00
Building Addition and/or Remodeling affecting >25% Total Gross Area*	\$50.00
*Sq. Footage of existing home including full basement area & habitable attic area. (excludes attached garage)	

For building improvements on properties served by a POWTS, the following isolation distances must be maintained in order to comply with COMM 83 Wisconsin Administrative Code requirements.

Minimum Isolation Distance Requirements

Proposed Improvement	Min. To Treatment Tank	Min. To Absorption Cell
-Concrete Slab- Floating or with frost footing that is not connected to the building	Access to the treatment tank and components shall be provided	Cannot be located over absorption cell
-Concrete Slab- With frost footing that is attached to the dwelling	Access to the treatment tank and components shall be provided	Cannot be located over absorption cell
-Wooden Deck- Constructed with or without concrete or wood pilings	5 Feet	10 Feet
Attached or detached garage on slab or with slab and frost footing	5 Feet	10 Feet
-Swimming Pool- Above or below ground	5 Feet	15 Feet
Habitable slab constructed building	5 Feet	10 Feet
Screened in porch with roof	5 Feet	10 Feet
Porch with combination windows and roof	5 Feet	10 Feet
Building addition with crawl space and/or basement	5 Feet	10 Feet
Building addition on slab	5 Feet	10 Feet